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MAY 04 2015



Petition to Local Board of Review
- Regular Session

CITY ASSESSOR'S OFFICE

CEDAR RAPIDS, IOWA

This petition must be filed or mailed to your city or county assessor from April 7 through May 5. It must be postmarked no later than May 5. Iowa assessors' addresses can be found at the **Iowa State Association of Assessors Website**.

For use by board of review only

Petition # _____ Class _____
Parcel # _____

To the Board of Review of the County/City of City of Cedar Rapids, Iowa

The undersigned, International Paper Company

(print name)

as owner or aggrieved taxpayer of the following described real estate: _____

with the property address: 4600 C Street SW, Cedar Rapids, Iowa

and as such, liable for the payment of taxes thereon, does hereby respectfully object to the assessment made against said real estate as of January 1, 2015 in the sum of \$ 41,018,300

(current year)

(total assessment)

for the following reasons, and upon the following grounds:

(Complete all grounds that apply - see back for instructions.)

1.a. (1)(a). That said assessment is not equitable as compared with assessments of other like property in the county or city. (Give address, legal description and assessment of representative number of comparable properties.)

Assessed at:

\$ _____

\$ _____

\$ _____

\$ _____

\$ _____

1.a. (1)(b). That said property is assessed for more than the value authorized by law (Section 441.21, Code of Iowa); that the amount of said over-assessment is \$ 4,818,300; and that \$ 36,200,000 is its actual value (Land _____ Building \$ _____) and is a fair assessment.

Narrative: see attached.

1.a. (1)(c). That said property is not assessable, is exempt from taxes or is misclassified for the following reason: _____

1.a. (1)(d). That there is an error in the assessment as follows: _____

1.a. (1)(e). That there is fraud in the assessment as follows: _____

1.a. (2). That there has been a change downward in the value since the last assessment (Section 441.35, Code of Iowa). This is the only ground upon which a protest pertaining to the valuation of a property can be filed in a year in which the assessor has not assessed or reassessed the property pursuant to Iowa Code section 428.4 (701 IAC 71.20 (4)"b"(6)):

The undersigned respectfully requests that the assessment made against said real estate be adjusted accordingly based upon the facts presented. I hereby state that the facts in this petition are true and correct.

An oral hearing is requested:

☐ YES ☐ NO

Mailing Address: Lane & Waterman LLC, 220 N. Main St., Ste. 600, Davenport, IA 52801

Phone: Home _____ Business/Cell 563-333-6624 Date 4/30/2015

Signature [Signature] e-Mail rdavidson@l-wlaw.com

(owner or duly authorized agent) **Attorney for International Paper Company**

FOR USE BY BOARD OF REVIEW ONLY

Action Taken: _____

Date: _____

IDR 56-064a (02/25/14)

1.a 1(b):

The prior assessment as of January 1, 2013 was \$46,791,956. A protest to the Board of Review and an appeal to the Property Assessment Appeal Board resulted in a final market value of \$36,200,000.

Pursuant to *Metropolitan Jacobson Development Venture v. Board of Review of the City of Des Moines*, 525 N.W.2d 189, the court held "It is presumed that a valuation fixed by the court continues to be true of the property in subsequent years" unless a change of value is shown. Quoting *McQuillen, Law of Municipal Corporations* § 44.111, the court held that "Therefore, in the absence of a proven change in value, we presume that the values of the properties . . . remain the same as the valuations fixed by the court . . ." *Id.* at 193.

There has been no change to the property since the market value was determined by the Property Assessment Appeal Board in Docket No. 13-101-0827. A copy of the Order is attached hereto. Accordingly, unless the assessor shows that there has been an upward change in the value of the property, the market value as determined by the Property Assessment Appeal Board must carry over to 2015.

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**CITY ASSESSOR'S OFFICE
CEDAR RAPIDS, IOWA**

2015 REAL ESTATE ASSESSMENT ROLL FOR CEDAR RAPIDS, IOWA
500 15th AVE SW, CEDAR RAPIDS, IA 52404
Website: www.cedar-rapids-assessor.org
E-Mail Address: crassessor@cedar-rapids.org
Phone: 319 286-5888 Fax: 319 286-5880

THIS IS NOT A BILL - IT IS A NOTICE OF VALUE

3/27/2015

558



INTERNATIONAL PAPER COMPANY
PO BOX 2118
MEMPHIS TN 38101-2118

Owner: INTERNATIONAL PAPER COMPANY
Property Address: 4600 C ST SW
Legal Description: LANDS (LESS STS) & (LESS STATE) & (LESS MCI 1ST) NE STR/LB 10 82 7

GPN: 19101-01001-00000
School District: 20300 CR/COLLEGE SCH
Property Class: INDUSTRIAL

Special Notice:

This is given to provide official notice of the 2015 assessment including any qualifying exemptions and abatements. To review exempt and/or abated values applied to this parcel please refer to the notes attached. If you have any questions regarding your 2015 assessment, please contact the City Assessor's office. Informal hearings will be held April 1, to and including May 4. The filing date for the 2015 Board of Review is April 7th - May 5th 2015. The Cedar Rapids City Board of Review will convene May 1st for formal appeals.

Scott Labus City Assessor

2015 ASSESSMENT

Land:	\$2,619,800
Buildings:	\$38,398,500
Dwellings:	\$0
ASSESSED VALUE:	\$41,018,300
Less Adjustments:	
Total Adjustments*:	\$0
ASSESSED VALUE AFTER ADJUSTMENTS:	\$41,018,300

PREVIOUS ASSESSMENT \$36,200,000

Assessments are required to be the 100% fair market value of the property (unless otherwise provided by the Code of Iowa) in its condition as of January 1st. This is the amount established by the assessor's office before application of the state rollback factor. The 2015 assessed value will be the basis of your tax bill in 2016-2017.

NOTICE: If you are not satisfied that the foregoing assessment is correct, you may contact the assessor on or after April 1, to and including May 4, of the year of the assessment to request an informal review of the assessment pursuant to section 441.30. If you are not satisfied that the foregoing assessment is correct, you may file a protest against such assessment with the BOARD OF REVIEW on or after April 7th to and including May 5th of the year of assessment. Such protest must be confined to the grounds specified in Section 441.37, Code of Iowa. Electronic filing of protest is authorized by the Cedar Rapids City Board of Review under Iowa Code 441.37(3).

In each odd numbered year the assessments are subject to equalization pursuant to an order issued by the Director of Revenue. The county auditor shall give notice on or before October 15 by publication in an official newspaper of general circulation of any class of property affected by the equalization order. You may file a protest from October 16 to October 25 if your property valuations have been adjusted by the equalization order.

*Total Adjustments includes ALL exemptions on parcel. Not all exemptions may be shown on this report.

Cedar Rapids City Assessor
Notice to Property Owner as to Assessment
Regular Session
Section 441.35 - 441.39, Code of Iowa

5/29/2015

LANE & WATERMAN LLC
220 N MAIL ST STE 600
DAVENPORT, IA 52801-1987

You are hereby notified that the Board of Review of CITY OF CEDAR RAPIDS, on 5/14/2015, authorized the following actions regarding the assessment of the property described below:

Parcel Number 19101-01001-00000

Property Address 4600 C ST SW
CEDAR RAPIDS, IA 52404-0000

Original Class INDUSTRIAL

Original Assessed Value \$41,018,300

New Class INDUSTRIAL

New Assessed Value \$41,018,300

- ☒ Value of above described property to remain unchanged for the reason stated below.
- ☐ Value of above described property reduced for the reason stated below.
- ☐ Classification of above described property was changed.
- ☐ The Board of Review has increased the value of your above described property for the reason stated below.

Reason for Action of Board of Review:

2A. Insufficient market evidence has been presented by petitioner to show the assessment is excessive - present assessment is fair and reasonable.

- ☒ The Board of Review has taken final action on your above described property, and will adjourn May 29, 2015.

Appeals to the Property Assessment Appeal Board may be taken from the board of review action within 20 days after the adjournment date of the board of review or May 31st, whichever is later. You may bypass the Property Assessment Appeal Board and appeal to the district court. (Sec 441.37A, 441.38, 441.39, Code of Iowa)

Appeals to the district court may be taken from the board of review action within 20 days of adjournment or May 31st, whichever date is later. (Sec 441.38, 441.39, Code of Iowa)

JOANNE M. STEVENS
Clerk of said Board of Review

NOTICE: In odd numbered years the foregoing assessments are subject to equalization pursuant to an order issued by the Director of Revenue. The County Auditor shall give notice on or before October 15 by publication in an official newspaper of general circulation of any class of property affected by an equalization order. The Board of Review shall be in session from October 15 to November 15 to hear protests of affected property owners or taxpayers whose valuations have been increased by an equalization order. You may file a protest from October 16 to October 25 if your property valuations have been adjusted by the equalization order.

IDR 56-066 (03/27/14)